

181.0

Map

0006

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 875,900 /

USE VALUE: 875,900 /

ASSESSed: 875,900 /

Total Card /

Total Parcel

875,900

875,900

875,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
40		SHELLEY RD, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: TAURO GINA D & BIANCA R/TRS

Owner 2: B&G ARLINGTON REALTY TRUST

Owner 3:

Street 1: 40 SHELLEY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7550.000	415,100	8,300	452,500	875,900
Total Card	0.173	415,100	8,300	452,500	875,900
Total Parcel	0.173	415,100	8,300	452,500	875,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		356.93	/Parcel: 356.93

PREVIOUS ASSESSMENT

Parcel ID 181.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	415,100	8300	7,550.	452,500	875,900		Year end	12/23/2021
2021	101	FV	400,400	8300	7,550.	452,500	861,200		Year End Roll	12/10/2020
2020	101	FV	400,400	8300	7,550.	452,600	861,300	861,300	Year End Roll	12/18/2019
2019	101	FV	384,400	8600	7,550.	452,600	845,600	845,600	Year End Roll	1/3/2019
2018	101	FV	331,200	8600	7,550.	381,400	721,200	721,200	Year End Roll	12/20/2017
2017	101	FV	331,200	8600	7,550.	349,100	688,900	688,900	Year End Roll	1/3/2017
2016	101	FV	331,200	8600	7,550.	297,400	637,200	637,200	Year End	1/4/2016
2015	101	FV	306,000	8700	7,550.	258,600	573,300	573,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALVIA RICHARD	67798-369		8/12/2016	Convenience	10	No	No		
TAURO WALTER J	49792-431		7/18/2007	Family	10	No	No		
TAURO WALTER J	48508-342		11/16/2006	Family	10	No	No		
TAURO WALTER J	48508-340		11/16/2006	Family	10	No	No		
TAURO WALTER J	40186-237		7/29/2003	Family	1	No	No		
DEMUSIS TONINO	35215-524		4/4/2002	Change>Sale	425,000	No	No		
CHIARAVALOTTI V	27834-54		11/3/1997		357,000	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2015	1586	Solar Pa	15,700					
7/10/2002	543	AbvGrd.	1,500	C		G4	GR FY04	16X24 ABOVE GROUND
7/10/2002	553	Wood Dec	1,950	C		G4	GR FY04	12X32 DECK
6/5/2002	407	Ingr. Po	26,000	C		G4	GR FY04	21X35 GUNITE IN GR
4/20/1995	193	Wood-Sto	1,000	C				WOOD STOVE
1/13/1995	19	New Buil	154,000	C				54X30/2CAR GARAGE

Sign: VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7550		Sq. Ft.	Site		0	70.	0.86	7									452,549						452,500	

Total AC/HA: 0.17332

Total SF/SM: 7550

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 452,549

Spl Credit

Total: 452,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

